

CITY OF CHARLOTTE

NEIGHBORHOOD & BUSINESS SERVICES

## **Invitation to Bid**

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

## Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

### **Bid Walk & Bid Opening:**

Project Address:	1620 Maribel Ave	SAFE HOME CHARLOTTE LEADSAFE CHARLOTTE
Call project mana	ger for full address	
Bid Walk:	12/4./18 at 9:00 am	
Bid Opening:	12/11/18 at 1:00 pm	
Client Name: Ch	ristopher Dennis	Contact Number:
Project Manager:		Contact Number: 704-336 3495

### Bid Walk and Bidding Instructions:

All bid walks are mandatory. .

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at <a href="Charles Hitsman"><u>Charles Hitsman</u></a>(cell # 704-622 1685).

Blds must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the

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Print and Sign:

Signature:

Company Name/Firm:

Authorized Representative Name:

## SAFE HOME

CITY OF CHARLOTTE

NEIGHBORHOOD & BUSINESS SERVICES

above due date and time.

Company Acknowledgement:	
provisions of the housing im funded through the City of C fully inspected the site in all pa the time stated and in strict ac any and all labor and materials	me thoroughly familiar with the terms, conditions, limitations, and provement work to be performed at 1620 Maribel Ave. to be charlotte Neighborhood & Business Services, in addition, having articulars, hereby proposes and agrees to fully perform the work within cordance with the proposed contract documents including furnishing of and to do all work required to complete said Work in accordance with ctual, for the sum of money:  Is and equipment necessary for the completion of the Work shown Specifications:  Dollars (\$ )
Written total	
Specs Dated: 9/20/2018	Number of Pages: 9
Addenda # 1 Dated:	Number of Pages:
Addenda # 2 Dated:	Number of Pages:
• Start Date -	
<ul> <li>Completion Deadline</li> </ul>	

Date:



CITY OF CHARLOTTE

NEIGHBORHOOD & BUSINESS SERVICES

### **Requirements For Bidders**

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (http://www2.epa.gov/lead/renovation-repair-and-painting-program);
- Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Charles Hitsman
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202

PH: (704) 336 3495 Fax: (704) 336-3489



**CITY OF CHARLOTTE** 

**NEIGHBORHOOD & BUSINESS SERVICES** 

## Instructions to Bidders

### **Explanations to Bidders**

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

#### **Preparation of Bids**

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

### **Submittal of Bids**

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative

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CITY OF CHARLOTTE

NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
  - o Scope of Work
  - o Addenda Acknowledgement
  - o Itemized Work Sheet
  - O Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS SERVICES

http://housing.charlottenc.gov | 600 E. Trade Street | Charlotte, NC

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

				- 1.1 	
Address:	1620 Maribel Ave	Owner:	ECI	O Holdings LLC	
	Charlotte, NC 28206	Owner P	hone: Cel	: (704) 506-0427	
Structure Type:	Single Unit	Program	V-1.	ted- HAS LEAD dSafe 2016	
Square Feet:	696.			FY18 Not Ranked	l
/ear Built:	1964				
Property Value:	31400				
Tax Parcel:	06909208				
Census Tract:					
Property Zone:	Council District 2				
Repairs					
<u>Description</u>			Floo	<u>r Room</u>	<u>Exterior</u>
Portable Toilet					
Provide temporary tolle	t facilities from job start until appi	oval of permanent facilitie	8,		
		Bid Cost:	х	=	49,000
		Bid Cost:	X_ ase	= Quantity	Total Cost
Permits Required		В	ase		
Permits Required The contractor is respo	onsible obtaining and paying for a	В	ase		
Permits Required The contractor is respo	onsible obtaining and paying for a	B Il permits required. Said p	ase ermits shall		
Permits Required The contractor is respo	onsible obtaining and paying for a	Bid Cost:	ase ermits shall X	nclude all items ir	this scope of work.
Permits Required The contractor is respo	onsible obtaining and paying for a	Bid Cost:	ase ermits shall		
The contractor is respo		Il permits required. Said p Bid Cost: E	ase ermits shall X Base	nclude all items ir = Quantity	this scope of work.  Total Cost
The contractor is responsible.  Exterior Repairs  Replace deteriorated ( Match existing material Caulk all areas of air/w	decayed, water damaged, pest o	Il permits required. Sald p Bid Cost: E iamaged )soffit, trim, brick	ase ermits shall X Base moldings ar	nclude all items ir = Quantity	this scope of work.  Total Cost
Exterior Repairs Replace deteriorated ( Match existing materia Caulk all areas of air/w	decayed, water damaged, pest on the control of the	Il permits required. Sald p Bid Cost: E iamaged )soffit, trim, brick	ase ermits shall X Base moldings ar	nclude all items ir = Quantity	this scope of work.  Total Cost

### Prep & Paint Exterior Surfaces

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.

color, All work to be done in a neat & protossional mainter, c	<del></del>		·	
	Bid Cost:		X	=
		Base	Quantity	Total Cost
Repair existing front and rear doors				
Front and rear doors are not hung properly. Their not level, sides and bottoms.	plumb or anchore	d into correct	opening, leaving	large air gaps at top,
	Bid Cost:		х	<b>=</b>
		Base	Quantity	Total Cost
		•		en e
Exterminate Termites		Evtor	minator must ha li	consed and provide a 1
Exterminate for termites. Drill and patch foundation and pav year guarantee with an optional yearly renewable warranty t	ement where nec for the homeowne	essary, ⊨xten r.	minator must be ii	oensed and provide d
,			x	=
	Bid Cost:	Base	XQuantity	Total Cost
Foundation Vent Screen				
Replace any missing/ broken foundation vent housing or bri	ick support with he	eavy duty gal	vanized steel scre	ening, or matching brick
	Bid Cost:	Base	Quantity	= Total Cost
			• • • • • • • • • • • • • • • • • • • •	
Crawl Space Access Door				
Install a 3/4" pressure treated plywood access door in a 2"	x 4" pressure trea	ted frame. Pi	rovide galvanized	iron hinges and hasp.
	Pid Cocts		_X	=
	pid Gost	Base	Quantity	Total Cost
GFCI Receptacle 20 AMP				
Kitchen & bath Install a flush mounted, ground fault circuit interrupted, dup	olex receptacle and	d cover plate.	Fish wire and rep	oair all tear out as neede
	Bid Cost: _		_X	=
		Base	Quantity	Total Cost
Combination CO / Smoke Detector Hard Wired				
Install a hard wired combination carbon monoxide and smo	oke detector with l	oattery back u	ıp.	
Install, in each bedroom, a hard-wired smoke detector with	n battery back-up.			
	Bid Cost:		_x	<u></u>
	-	Base	Quantity	Total Cost

#### Electric Service 200 AMP

 $\vec{\gamma_i}$ 

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.

Bid Cost:		X	=
	Base	Quantity	Total Cost

### Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

- \*floor, wall, and ceiling insulation at locations required by the Construction Specifications
- \*ceiling mounted fan vented through the roof
- \*switched light fixture over the vanity
- \*4 piece fiberglass tub and surround
- \*drywall and finish walls and ceiling
- \*25 yr resiliant flooring over 1/4" underlayment
- \*baseboard and shoe mold at standard locations
- \*1.6 gpf commode
- \*24" vanity with cultured marble top and single handle faucet
- \*3 piece bath hardware set (towel bar, paper holder, and towel ring)
- \*mirror over vanity
- \*walls and ceiling painted semi-gloss per Construction Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bid Cost:		_X=	
	Base	Quantity	Total Cost

### Water Heater 40 Gallon Electric

Install a 20 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty under kitchen cabinet.

Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost:		κ <u>_</u>		
	Base		Quantity	Total Cost

#### Vinyl Window

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

	Bid Cost:	X		=
		Base	Quantity	Total Cost
r Handler Replacement				
stall an ESR air handler with electric emergency heat strip	s sized appropriat	ely. Properly d	Ispose of existin	g unlt.
	Bid Cost:	х		=
	<i>B</i> <sub>1</sub> <b>d</b> 0000	Base	Quantity	Total Cost
eplace/Install Duct Work System				
eplace all ductwork and supply mixing box plenum. Ensur uctwork shall be R-8 and mastic sealed.	e system is prope	ly supported fr	om ground (sup	ply, return, and flex.)
	Bid Cost: _	)	<b>(</b>	=
				_
		Base	Quantity	Total Cost
r Conditioner Replace		Base	Quantity	
stall new Energy Star Rated 14 SEER or higher air condi	tioner compatible v	Base with the indoor	Quantity unit per the ma	nufacturer's
ir Conditioner Replace Istall new Energy Star Rated 14 SEER or higher air condi Ecommendations. Support unit on a level concrete pad wi Ofrigerant piping. Use proper electrical shut-off box. Prope	tioner compatible v	Base with the indoor	Quantity unit per the ma	nufacturer's
stall new Energy Star Rated 14 SEER or higher air condi	tioner compatible v	Base with the indoor clearance aro ting unit.	Quantity unit per the mai und coil. Re-ins	nufacturer's sulate bare areas of
stall new Energy Star Rated 14 SEER or higher air condi	tioner compatible v th a minimum of 3 riy dispose of exis	Base with the indoor clearance aro ting unit.	Quantity unit per the ma	nufacturer's
stall new Energy Star Rated 14 SEER or higher air condicommendations. Support unit on a level concrete pad wifrigerant piping. Use proper electrical shut-off box. Prope	tioner compatible v th a minimum of 3 riy dispose of exis Bid Cost: _	Base with the indoor clearance aro ting unit.  Base	Quantity unit per the mai und coil. Re-ins	nufacturer's sulate bare areas of
istall new Energy Star Rated 14 SEER or higher air condi	tioner compatible v th a minimum of 3 riy dispose of exis Bid Cost: _ g house hardware	Base with the indoor clearance aro ting unit.  Base	Quantity unit per the mai und coil. Re-ins	nufacturer's sulate bare areas of
Istall new Energy Star Rated 14 SEER or higher air condi- ecommendations. Support unit on a level concrete pad wi afrigerant piping. Use proper electrical shut-off box. Prope Door Hardware Interior Replace interior door hardware with finish to match existing	tioner compatible v th a minimum of 3 riy dispose of exis Bid Cost: _ g house hardware	Base with the indoor clearance aroting unit.  Base	Quantity unit per the mai und coil. Re-ins	nufacturer's sulate bare areas of

### Cabinets Base

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

r e	Bid Cost:	3	<	=
	old Cost	Base	Quantity	Total Cost
Counter Tops Replace				•
Screw to base cabinet a square edged plastic laminate counter to adjoining walls with low VOC caulking to match wall color. Owner	p. Provide or's choice of	end-caps and in-stock color	cutout for slnk. and texture.	Caulk counter top to
E	Bid Cost:		Κ	=
		Base	Quantity	Total Cost
Cabinets Wall				
Replace wall cabinets. Cabinets are to be constructed of solid m manual guidelines & specifications for full requirements.	naple and ply	wood. No par	icle board allov	ved. See contractor's
F	Bid Cost:		x	=
		Base	Quantity	Total Cost
Double Bowl Sink Complete				. '
Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-tra on all supply & drain lines. No copper compression fittings.	rimming kito ap, supply lir	chen sink inclu ies, full port ba	ding a single ha all type shut-off	andle metal body faucet, valves & escutcheon plate
I	Bid Cost:		x	H
,	Bid Cost: _	Base	XQuantity	⊨ Total Cost
	Bid Cost:		XQuantity	≓ Total Cost
Resilient Flooring - Kitchen Install 25 year warrantied resilient floor covering per manufacture		Base	•	
Resilient Flooring - Kitchen Install 25 year warrantied resilient floor covering per manufacture quarter-round at all perimeters to complete installation.	er's specifica	Base tions. Include	•	
Resilient Flooring - Kitchen Install 25 year warrantied resilient floor covering per manufacture quarter-round at all perimeters to complete installation.	er's specifica	Base tions. Include	ransitions and	painted or stained wood
Resillent Flooring - Kitchen Install 25 year warrantied resilient floor covering per manufacture quarter-round at all perimeters to complete installation.	er's specifica	Base tions. Include	ransitions and	painted or stained wood
Resilient Flooring - Kitchen Install 25 year warrantied resilient floor covering per manufacture quarter-round at all perimeters to complete installation.	er's specifica  Bid Cost:	Base tions. Include	X Quantity  Work may inc	painted or stained wood  Total Cost
Resilient Flooring - Kitchen Install 25 year warrantied resilient floor covering per manufacture quarter-round at all perimeters to complete installation.  Floor System Repair - Kitchen Remove all fixtures not built in. Dispose of damaged/unsafe com joists hung 16" on center, plywood or tongue and groove subfloofloor to code.	er's specifica  Bid Cost:	Base tions. Include	X Quantity  Work may inc	painted or stained wood  Total Cost  Clude installation of 2"x 8"

### **Replumb Supply Lines**

Remove all existing water supply lines. Install new PEX supply lines to code to service one 3-piece bath, kitchen and laundry area. Insulate exposed hot and cold water lines, installed to code. Repair any wall or ceiling tear out required to install system.

Bid Cost:	X Base	Quantity	Total Cost
Dryer Circuit & Dryer Vent			
Replace 220 volt, 30 amp, surface mounted receptacle on an individual circult nstall a dryer vent to exterior wall near new dryer outlet.	, Repair all wa	I tear out require	ed.
Bid Cost:			=
	Base	Quantity	Total Cost
Prep & Paint Room Semi Gloss			
Remove or cover hardware and accessories not to be painted. Scrape loose, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new mate with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall inchardware, fixtures and accessories. Include any base moldings and window the	riais and spot dude walls and	any associated	trim. Replace or uncover
Bid Cost:		(	Total Cost
	Base	Quantity	Total Cost
Attic Insulation Increase to R-38			
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.	itic access, eas	sily seen. Include	e ventilation baffles to
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.	itic access, eas		e ventilation baffles to
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.	itic access, eas	sily seen. Include	e ventilation baffles to
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.  Bid Cost: _	itic access, eas	sily seen. Include	e ventilation baffles to
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.  Bid Cost: _  Install Porch railings. Install Code approved railings on front porch	itic access, eas	sily seen. Include XQuantity	e ventilation baffles to = Total Cost
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.  Bid Cost: _  Install Porch railings. Install Code approved railings on front porch	itic access, eas	sily seen. Include KQuantity	e ventilation baffles to = Total Cost
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.  Bid Cost:  Install Porch railings. Install Code approved railings on front porch  Bid Cost:  Tear Off & Reroof Shingles	Base Base	Company of the second of the s	e ventilation baffles to  =  Total Cost
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.  Bid Cost: _  Install Porch railings. Install Code approved railings on front porch  Bid Cost: _	Base Base	XQuantity  XX	Total Cost  Total Cost  Total Cost
Increase attic insulation to R-38, contractor to attach verification to rafter at a code.  Bid Cost:  Install Porch railings. Install Code approved railings on front porch  Bid Cost:  Tear Off & Reroof Shingles  Remove and dispose of existing roofing, inspect and repair roof deck (includ 30 year architectural shingles. Include ice and water shield at all roof edges,	Base Base	XQuantity  XX	e ventilation baffles to
Install Porch railings. Install Code approved railings on front porch  Bid Cost:  Tear Off & Reroof Shingles  Remove and dispose of existing roofing, inspect and repair roof deck (includ 30 year architectural shingles. Include ice and water shield at all roof edges,	Base Base e 96 sq.ft, of defelt paper, shir	XQuantity  XX	e ventilation baffles to

#### See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

					В	id Cost:		Χ		_=		******************
						_	Base		Quanti	ty	Total C	ost
Certification	ing the second s	AND THE STATE OF T	n en	en sklad generalen. Programmer	a continue To Police	emania in districti	ing day to the day.	en e	a j	eriografia attenti eta eriografia eta eriografia eta eriografia eta eriografia eta eriografia eta eriografia e La espera eriografia eta eriografia eta eriografia eta eriografia eta eriografia eta eriografia eta eriografia La espera eriografia eta eriografia eta eriografia eta eriografia eta eriografia eta eriografia eta eriografia	ELLER SERVICE	an grant a superior
Contractor Name:									Total	Cost:		
Signature:							·		Date:			

LEAD ABATEMENT SCOPE OF WORK & INSTRUCTIONS TO BIDDERS Address

1620 Maribel Ave.

Complete the following scope of work:

20-Sep-18

Complete the following scope of work:	=0 t-p =	_	
Item # Feature	Method	Number	Cost P. COST
1 Outside- Dust on Front & Baok Porch / Landir	Stabilize: interim control measures such as a general cleaning by wet wiping and HEPA vacuum, then re-painting should be performed.		,
1 occorde	Stabilize: interim control measures such as a general cleaning by wet wiping and HEPA		
2 All Interior Rooms - Dust on Floors	vacuum.	1	
		j	
3			<u> </u>
1			
4		T	
5			
6			<del>  </del>
7			
8			
9			,
10			
	•	Total	

Contractors may submit an occupant protection plan on the form provided.

Complete all Interior work in a unit in a single day.

- 1 Allow for replacement of 50 board feet of rotted wood.
- 2. Unless otherwise noted any window or door removal and replacement
- 3 Includes frame and trim on both sides.
  In lieu of complete removal, window frames may be enclosed with vinyl on
- 4 exterior in accordance with all project manual requirements
- 5 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
  Windows being placed in a bathroom need to be tempered glass.

T٢	tal	Bld
,,,	riai	PIU

Acknowledgement of Addenda (If any):

Action to again and a second an		
Addendum#		Date
The understand contractor agrees to perform the scope of	of work for the indicated	

fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Start and finsh dates of the Lead Based Paint Work:

Phone:

